



**Chicago Housing Authority
Board of Commissioners Public Session
Meeting of June 20, 2006**

Altgeld Gardens, 951 E. 132nd Street, Chicago, IL

	Residents Name/Property/	Question/Comment	Status
1.	Bernadette Williams Altgeld LAC President	Welcomed Commissioners and the Public to Altgeld Gardens.	Comments Noted.
2.	Commander Matthews 5 th District	Highlighted Security Initiatives for Altgeld.	Comments Noted.
3.	Vivian Murdo	Would like to know why her rent is \$900/month.	We are currently researching this matter.
4.	Gail Jackson	In the return process, how does the lottery work. If you have been relocated, how do you know if you are in the lottery and how can residents be assured that there is a lottery and not management choice as to who should return to the newly rehabbed units. What is a mixed-income community? How many work orders have been completed for the newly rehabbed units?	<p>Lease compliant Leaseholders are guaranteed the right to return to a newly constructed or rehabilitated public housing unit. However, the CHA cannot guarantee that all families displaced by redevelopment activity will be able to return to their site of origin or receive their permanent choice. When units become available, first priority for those units will be determined by a computer generated lottery system (HOP system) which assigns HOP numbers and determines priority groups and unit size. First Priority, are those who were Leaseholders on or before 10/1/99 and chose that site as their permanent housing choice and are lease compliant and if applicable meet site specific criteria. The lottery number is frequently referred to as the Housing Offer Process number (HOP #).</p> <p>A mixed income community is a community of individuals with different levels of incomes.</p> <p>Management has not completed any work orders for the newly renovated units due to the fact the units are under warranty for one (1) year.</p>

5.	Jacqueline Nelson	What are the guidelines and procedures to remove Eastlake as Management Company from Altgeld. Is there any agency within CHA, HUD or outside agency that can provide assistance to residents who have been harassed and intimidated for speaking out.	A Property Management firm can be terminated by exercising the default section of their contract. 2. Residents being harassed by their management firm should contact the CHA asset manager. Residents being harassed by a tenant representative should contact the Central Advisory Council. Residents being harassed by another tenant should contact their management firm.
6.	Patricia Jackson	Why do residents have to wait for Section 8 if they are ready to be relocated.	Relocation occurs in Phases according to construction schedule. Thus Section 8 is offered to affected areas of construction.
7.	Naomi Allen	How can CHA send residents to court when they are not found guilty in court and send them to civil court. Why is CHA charging for court cost when they have not been to court?	Court costs are applied after the 14-day notices have expired and once the notices have been delivered to the CHA's attorney for processing.
8.	Idella Cummings 1108 E. 133 rd Street (773) 928-6292	Management not responsive to her Doctor's request that her unit be inspected for mold and mildew. Mice in her unit.	The CHA has offered on two occasions another one-bedroom make ready unit to the resident. Resident insists on waiting for a newly renovated unit. Resident was informed her block is scheduled for renovation in 2008.
9.	Isaac Jackson	Contractors are saying they are unable to find qualified residents for Section 3 work, however, there are several residents qualified to work.	The CHA's policy requires that Section 3 job opportunities be offered first to any qualified residents who live in development where the work is being performed. Section 3 workers are hired from referrals from the Section 3 database, which is available through the CHA Department of Human Resources.
10.	Kathy Parker	Ceded Minutes to Cheryl Johnson	
11.	Cheryl Johnson	Residents were not included in decision making for Altgeld redevelopment. Altgeld residents requesting washer and dryer hook-ups.	Every Working Group consists of the residents of Altgeld-Murray Homes; social service agencies within the community; East Lake Management; City of Chicago and Capital Development.
12.	Tammy Cummings	Rent statements are not received on a monthly basis and when received monthly charges keep changing.	The internal problem has been corrected. Residents now receive their monthly statements on time.

13.	Diane Williams	Visual Tours, provided by architectural firm Hollarbird & Root , are different from actual renderings and floor plans for Phase. Units not completed in Block 12. Between 2002 & 2004 Altgeld received funding for new sidewalks and roofs, why was the new infrastructure torn down for Phase I and Phase I has exceeded the awarded amount.	<p>1. The animation was a portrayal of what the units would look like and are believed to be fair representation of the actual units. Please Note: The furniture in the animation was only shown to give a sense of the scale needed.</p> <p>2. The CHA is still trying to determine usage of incomplete units in Block 12.</p> <p>3. Even though new funding was provided for roofs and sidewalks, there were problems with the sheathing that the roofing was applied over and the new roof system that was installed is better in terms of energy conservation. As it relates to the sidewalks, the sidewalk patterns were changed in order to provide more green space and make them more eco-friendly.</p> <p>In addition, the working group wanted all of the buildings to be similar in appearance and performance.</p> <p>4. In rehab construction contracts, there are almost always some change orders and the amounts have been within industry standards.</p>
14.	Ocevia Harris	When will residents on Block 1 be allowed to have cable and internet access in their units.	The CHA is in the process of working out an agreement with the cable company.
15.	Dorian Gray	When will cable be installed in Block 1, 2 and 3. What is the delay of cable.	The CHA is in the process of working out an agreement with the cable company.
16.	Emma Williams	Enjoying her newly renovated apartment.	Comments Noted.
17.	Geneva Lanier	What was the result of the survey funded by the MacArthur Grant. Who conducted the research and requesting copy of listing of residents interview.	We are researching this matter.
18.	Edna Jackson	Enjoys new apartment, however would like cable installed. There is standing water in her area. Fence needed for corner units.	<p>The CHA is in the process of working out an agreement with the cable company.</p> <p>The standing water is a grading problem and has been referred to the Contractor in charge of renovations. A yard fencing system is being designed and will be constructed after rehabs have been completed in blocks 1, 2 & 3.</p>